

DELEGATED OFFICER REPORT

Site Address: Brenton Cottage, Woodgaston Lane, Hayling Island, PO11 0RL

Proposal: 1No. Oak (marked as T1 on the plan) reduce southern side of tree by approx 2m to a suitable cutting point. Crown reduction on the remainder of the tree by up to 3m to a suitable cutting point, leaving a finished height of approx 19m, and a finished width of approx 15m. Within group G39 subject to TPO 0567.

Application Type: Works to TPO Tree

Application No: APP/24/00750 Expiry Date: 20/11/2024

Applicant: Mrs Davies

Agent: Miss Baldwin Case Officer: Tree Officer

 Bailey Bros (Southern)Ltd

Ward: Hayling West

Recommendation: **GRANT TPO CONSENT**

1 **Site Description**

Brenton Cottage, Woodgaston Lane, Hayling Island, PO11 0RL

2 **Planning History**

98/57665/001 - Conservatory to rear, PERM,15/09/1998

92/57665/000 - Reduce by 20% and raise to 3m - 4m crown of Oak (A) and reduce to 5m large limb growing over house on Oak (B) both covered by TPO 567., ZHIS,29/09/1992

APP/15/00343 - Crown reduce southern sectors by 3m to old pruning points; crown lift to 5m; remove any dead, crossing or epicormic branches to 1No. Oak within Group 22 subject to TPO 0567., PERM,01/06/2015

GEN/18/00106 - Single storey extension, ,12/02/2018 14:20:17

APP/18/00283 - Prior notification for single storey development extending 4.8 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.6 metres and a maximum height of 3 metres. , GPDC,17/04/2018

GEN/23/00853 - Repair old rain water drainage pipe, additional works to reduce flooding, INV,

GEN/23/00962 - Is planning permission required to repair water drainage pipe., ,22/12/2023 10:28:59

3 **Proposal**

1No. Oak (marked as T1 on the plan) reduce southern side of tree by approx 2m to a suitable cutting point. Crown reduction on the remainder of the tree by up to 3m to a suitable cutting point, leaving a finished height of approx 19m, and a finished width of approx 15m. Within group G39 subject to TPO 0567.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Jonathan Hulls

Councillor Paul Gray

Councillor Wilf Forrow

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 3

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- Whether the degree of pruning works requested would undermine the amenity value of these trees and whether this could also be harmful to their ongoing health and vitality.

- 7.2 My recommendation relates specifically to assessing the proposed works rather than generally considering the tree's health and condition in any great detail and deals with the relevant issues that have been raised on site and in the application form. The recommendation made within this application is formed from a desktop based examination in line with BS 3998.
- 7.3 The works applied for to this Oak are considered reasonable management as the tree is now encroaching into the highway and will be managed reasonably. The right to light is not considered within this application - although within this case it is an understandable concern of the residents.

8 **Conclusion**

Recommend permit

9 **RECOMMENDATION:**

That the Executive Head of Place be authorised to **GRANT TPO CONSENT** for application APP/24/00750 subject to the following conditions

- 1 The tree works for which consent is hereby granted shall not be carried out otherwise than in full accordance with all relevant content of BS 3998 (2010).
Reason: In the interests of tree health and safety.
- 2 The tree works for which consent is hereby granted shall be carried out and completed no later than one year from the date of this decision notice.
Reason: To control the timing of the works